

QUITCLAIM DEED
Without Covenant
Release

BK 3204 PG 039

Post 88 89-0-1-A ✓

map 73.

map 67

KNOW ALL MEN BY THESE PRESENTS,

THAT I, James A. McBrady of Falmouth, County of Cumberland
and State of Maine,

019312

in consideration of One Dollar (\$1.00) and other valuable
consideration

paid by Waterville Sewerage District

whose mailing address is 255 Main Street
Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby

REMISE, RELEASE, BARGAIN, SELL AND CONVEY, and forever QUITCLAIM
unto the

said Waterville Sewerage District, its successors and assigns
forever,

SEWER SERVICE EASEMENT (Between Lots 18 & 19); SEWER SERVICE
EASEMENT (Between Lots 31 & 69 and between Lots 31 & 68); STORM
DRAINAGE EASEMENT (Between Lots 44 & 45 and Lots 54 & 54) Ridge
Road Development; STORM DRAINAGE EASEMENT (Between Lots 34 & 42
and Lots 41 & 42) Ridge Road Development; STORM DRAINAGE EASEMENT
(Between Lots 22 & 21 Ridge Road Development); STORM DRAINAGE
EASEMENT (Between Lots 9 & 10) Ridge Road Development; STORM
DRAINAGE EASEMENT (Between Lots 61 & 62 and 27 & 26 Ridge Road
Development); STORM DRAINAGE EASEMENT (Between Lots 29 & 30 Ridge
Road Development) STORM DRAINAGE EASEMENT (Between Lots 16 & 17
Ridge Road Development).

Said easements being more fully described on the schedules
attached hereto as Schedules A, B, C, D, E, F, G, H, and I
respectively.

No building or other structures shall be hereinafter erected
within the limits of the described easement without the express
written permission of the Waterville Sewerage District, its
successors and assigns.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Waterville Sewerage District, its successors and assigns, to them and their own use and behoof forever.

IN WITNESS WHEREOF, I, the said James A. McBrady,

relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set my hands and seals this 29TH day of the month of April, A.D. 1987.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Ernest Johnson
WITNESS

James A. McBrady
JAMES A. MCBRADY

STATE OF MAINE
COUNTY OF CUMBERLAND

Then personally appeared the above named James A. McBrady

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Richard G. Cervieri
Notary Public / Attorney at Law

Richard G. Cervieri,
(printed name of Notary)

SEWER EASEMENT
(Between Lots 18 & 19 Ridge Road Development)

← map 67-33-34 ^{Lot 18}

A parcel of land in Waterville, Maine, located on Pleasant Hill Drive bounded and described as follows:

Beginning at a point on the northwesterly line of Lot 19 and the southerly side of Pleasant Hill Drive right-of-way; thence, heading N 71° 27' 12" E 15.0' (fifteen and no tenths feet) along the northwesterly line of said Lot 19 to a point marked with an iron pin and representing the northerly corner of said Lot 19 also representing the westerly corner of Lot 18; thence, continuing N 71° 27' 12" E 15.0' (fifteen and no tenths feet) along the northwesterly line of said Lot 18 to a point; thence, heading S 20° 31' 20" E 253.1' (two hundred fifty three and one tenth feet) parallel with the southwesterly line of said Lot 18 to a point on the southeasterly line of said Lot 18 and on the northerly side of the Interstate 95 right-of-way; thence, heading in a southwesterly direction along the curved Interstate 95 right-of-way line 15.0' (fifteen and no tenths feet) to a point marked with an iron pin and representing the southerly corner of said Lot 18 also representing the easterly corner of aforementioned Lot 19; thence, continuing along the curved Interstate 95 right-of-way 15.0' (fifteen and no tenths feet) to a point; thence, heading N 20° 31' 20" W 253.1' (two hundred fifty three and one tenth feet) parallel to the northeasterly line of said Lot 19 to the beginning point.

Above description meaning and intending to describe a parcel of land 30' (thirty feet) wide by 253.1' (two hundred fifty three and one tenth feet) long, 15' wide either side of the property line between Lots 18 and 19. Said parcel of land to be a sewer easement for purposes of installing and maintaining a sewer main in such easement.

For reference see plan titled Ridge Road Development approved by the Waterville Planning Board 6/13/77 and recorded in the Kennebec County Registry of Deeds, File No. D-7661-15.

SCHEDULE B

SEWER SERVICE EASEMENT

(Between lots 31 & 69 and between Lots 31 & 68)

map 67-2
73-66
67-3

A parcel of land in Waterville, Maine, located on Pleasant Hill Drive bounded and described as follows:

Beginning at a point on the southwesterly line of Lot 69 and the northeasterly side of Pleasant Hill Drive right-of-way; thence, heading N 45 degrees 20' 49" W 2.50' (two and fifty one hundredths feet) along the southwesterly line of said Lot 69 to a point marked with an iron pin and representing the westerly corner of said Lot 69 also representing the southerly corner of Lot 31; thence, continuing N 45 degrees 20' 49" W 2.50' (two and fifty one hundredths feet) along the southwesterly line of said Lot 31 to a point; thence heading N 44 degrees 39' 11" E 179.52' (one hundred seventy-nine and fifty-two one hundredths feet) parallel with the southeasterly line of said Lot 31 to a point on the northeasterly line of said Lot 31 and on the southwesterly line of Lot 32; thence, heading S 56 degrees 09' 18" E 2.55' (two and fifty-five one hundredths feet) along the northeasterly line of said Lot 31 to a point marked with an iron pin and representing the easterly corner of said Lot 31 also representing the southerly corner of aforementioned Lot 32; thence, continuing S 45 degrees 20' 49" E 2.50' (two and fifty one hundredths feet) to a point; thence, heading S 44 degrees 39' 11" W 180.00' (one hundred eighty and no one hundredths feet) parallel with the northwesterly lines of Lot 68 and aforementioned Lot 69 to the beginning point.

Above description meaning and intending to describe a parcel of land 30' (thirty feet) wide by 180.00' (one hundred eighty and no one hundredths feet) long, 2.50' (two and fifty one hundredths feet) wide either side of the of the property line between Lots 31 & 69 and Lots 31 & 68. Said parcel of land to be a sewer service easement for purposes of installing and maintaining a sewer service to Lot 32 in such easement.

For reference see plan titled Ridge Road Development approved by the Waterville Planning Board 6/13/77 and recorded in the Kennebec County Registry of Deeds, File No. D-7661-15

td2:ridgerd

SCHEDULE C

STORM DRAINAGE EASEMENT
(Between Lot 44 & 45 and Lots 53 & 54)
Ridge Road Development

BK 3204 PG 043

map 67-14
67-15
67-23
67-24

A parcel of land in Waterville, Maine, located between Penny Lane and Pleasant Hill Drive bounded and described as follows:

Beginning at a point on the northwesterly line of Lot 45 and the southerly side of Penny Lane right-of-way; thence, heading N 66 degrees 47' 00" E 15.0 (fifteen and no tenths feet) along the northwesterly line of said Lot 45 to a point marked with an iron pin and representing the northerly corner of said Lot 45 also representing the westerly corner of Lot 44; thence, continuing 15.0' (fifteen and no tenths feet) along the curved Penny Lane right-of-way to a point; thence, heading S 26 degrees 59' 51" E 394.7' (three hundred ninety-four and seven tenths feet) parallel with the southwesterly lines of said Lot 44 and Lot 54 to a point on the southeasterly line of said Lot 54 and on the northerly side of Pleasant Hill Drive right-of-way; thence, heading S 61 degrees 33' 36" W 15.0' (fifteen and no tenths feet) along the southeasterly line of said Lot 54 to a point marked with an iron pin and representing the southerly corner of said Lot 54 also representing the easterly corner of Lot 53; thence, continuing S 61 degrees 33' 36" W 15.0' (fifteen and no tenths feet) along the southeasterly line of said Lot 53 to a point; thence, heading N 26 degrees 59' 51" W 394.7' (three hundred ninety-four and seven one hundredths feet) parallel with the northeasterly lines of said Lot 53 and aforementioned Lot 45 to the beginning point.

Above description meaning and intending to describe a parcel of land 30' (thirty feet) wide by 394.7' (three hundred ninety-four and seven one hundredths feet) long, 15' wide on either side of the property line between Lots 44 & 45 and Lots 53 & 54. Said parcel of land to be a storm drainage easement for purposes of installing and maintaining a storm drainage main in such easement. Said easement will not be filled without written permission of the Waterville Sewerage District.

For reference see plan titled Ridge Road Development approved by the Waterville Planning Board 6/13/77 and recorded in the Kennebec County Registry of Deeds, File No. D-7661-15.

td2:ridgerd:2

map 73-68
62-4
69-11

STORM DRAINAGE EASEMENT
(Between Lots 34 & 42 and 41 & 42)
Ridge Road Development

A parcel of land in Waterville, Maine, located between Blue Jay Way and Penny Lane of the Ridge Road Development, bounded and described as follows:

Beginning at a point on the curved northwesterly line of Lot 34 and the southerly side of Blue Jay Way right-of-way where a parallel line 15' westerly of the easterly line of Lot 34 would intersect; thence, heading along said curved line to a point marked with an iron pin and representing the northerly corner of said Lot 34; thence, heading along curved Pleasant Hill Drive right-of-way and the northeasterly line of Lot 42 to a point where a parallel line 15' easterly of the westerly line of said Lot 42 would intersect; thence, heading S 16° 52' 28" E parallel with the said westerly line of Lot 42 to a point on the curved southeasterly line of said Lot 42 and the northerly side of Penny Lane right-of-way; thence, heading along said curved line to a point marked with an iron pin and representing the southerly corner of said Lot 42 and also representing the easterly corner of Lot 41; thence, heading S 66° 47' 00" W along the southeasterly line of said Lot 41 to a point where a parallel line 15' westerly of the easterly line of said Lot 41 would intersect; thence, heading N 16° 52' 28" W parallel with the easterly lines of Lots 41 and 34 to the beginning point.

Above description meaning and intending to describe a 30' wide utility easement 15' either side of the property line between Lots 34 & 42 and 41 & 42. Said parcel of land to be a drainage easement for purposes of installing and maintaining a drainage pipe in such easement.

For reference see plan titled Ridge Road Development approved by the Waterville Planning Board 6/13/77 and recorded in the Kennebec County Registry of Deeds, File No. D-7661-15.

SCHEDULE E

67-36

67-37

STORM DRAINAGE EASEMENT
(Between Lots 22 & 21 Ridge Road Development)

A parcel of land in Waterville, Maine, located on Pleasant Hill Drive bounded and described as follows:

Beginning at a point on the curved northwesterly line of Lot 22 and the southerly side of curved Pleasant Hill Drive right-of-way; thence, heading 15.0' (fifteen and no tenths feet) along the said curved northwesterly line of Lot 22 to a point marked with an iron pin and representing the northerly corner of said Lot 22 also representing the westerly corner of Lot 21; thence, heading N 71° 27' 12" E 15.0' (fifteen and no tenths feet) along the northeasterly line of said Lot 21 to a point; thence, heading S 15° 01' 56" E 250.2' (two hundred fifty and two tenths feet) parallel with the southwesterly line of said Lot 21 to a point on the southeasterly line of said Lot 21 and on the northerly side of Interstate 95 right-of-way; thence, heading in a southwesterly direction along the curved Interstate 95 right-of-way line 15.0' (fifteen and no tenths feet) to a point marked with an iron pin and representing the southerly corner of said Lot 21 also representing the easterly corner of aforementioned Lot 22; thence, continuing along the curved Interstate 95 right-of-way 15.0' (fifteen and no tenths feet) to a point; thence, heading N 15° 01' 56" W 250.2' (two hundred fifty and two tenths feet) parallel to the northeasterly line of said Lot 22 to the beginning point.

Above description meaning and intending to describe a parcel of land 30' (thirty feet) wide by 250.2' (two hundred fifty and two tenths feet) long, 15' wide either side of the property line between Lots 21 & 22. Said parcel of land to be a storm drainage easement for purposes of installing and maintaining a drainage pipe in such easement.

For reference see plan titled Ridge Road Development approved by the Waterville Planning Board 6/13/77 and recorded in the Kennebec County Registry of Deeds, File No. D-7661-15.

73-46

73-44

STORM DRAINAGE EASEMENT
(Between Lots 9 & 10)
Ridge Road Development

A parcel of land in Waterville, Maine, located off Pleasant Hill Drive of the Ridge Road Development, bounded and described as follows:

Beginning at a point on the curved southwesterly line of Lot 9 and easterly side of the Pleasant Hill Drive right-of-way where a parallel line 15' westerly of the easterly line of said Lot 9 would intersect; thence, heading N 29° 45' 59" E parallel with the said easterly line of Lot 9 to a point on the northerly line of said Lot 9; thence, heading S 59° 32' 31" E along said northerly line of Lot 9 to a point marked with an iron pin and representing the northeasterly corner of said Lot 9; thence, continuing S 59° 32' 31" E along the northerly line of Lot 10 to a point where a parallel line 15' easterly of the westerly line of said Lot 10 would intersect; thence, heading S 29° 45' 59" W parallel with the said westerly line of Lot 10 to a point on the southerly line of said Lot 10; thence, heading N 89° 20' 12" W along the southerly line of said Lot 10 to a point marked with an iron pin and representing the southwesterly corner of said Lot 10; thence, heading along the curved southwesterly line of aforementioned Lot 9 to the beginning point.

Above description meaning and intending to describe a 30' wide utility easement 15' either side of the property line between Lots 9 & 10. Said parcel of land to be a drainage easement for purposes of installing and maintaining a drainage pipe in such easement.

For reference see plan titled Ridge Road Development approved by the Waterville Planning Board 6/13/77 and recorded in the Kennebec County Registry of Deeds, File No. D-7661-15.

SCHEDULE G

STORM DRAINAGE EASEMENT
(Between Lots 61 & 62 and 27 & 26, Ridge Road Development)

67-49

67-48

67-41

67-42

A parcel of land in Waterville, Maine, located between Carmen Avenue and Pleasant Hill Drive bounded and described as follows:

Beginning at a point marked with an iron pin and representing the southerly corner of Lot 61 also representing the beginning of the cul-de-sac on Carmen Avenue; thence, heading N 82° 14' 05" E parallel with the southeasterly line of Lots 61 & 27 to a point on the northeasterly line of Lot 27 also being a point on the southwesterly side of Pleasant Hill Drive right-of-way; thence, heading S 09° 45' 58" E along the northeasterly line of said Lot 27 to a point marked with an iron pin and representing the easterly corner of said Lot 27 and also representing the northerly corner of Lot 26; thence, heading along curved Pleasant Hill Drive right-of-way to a point where a parallel line 15' southeasterly of the northwesterly line of said Lot 26 would intersect; thence, heading S 82° 14' 05" W parallel with said northwesterly line of Lot 26 and Lot 62 to a point on the cul-de-sac line; thence, heading along the cul-de-sac to a point marked with an iron pin and representing the westerly corner of said Lot 62; thence, continuing along the cul-de-sac line to the beginning point.

Above description meaning and intending to describe a utility easement 30' wide 15' either side of the property lines between Lots 61 & 62 and 27 & 26. Said parcel of land to be a drainage easement for purposes of installing and maintaining a drainage pipe in such easement.

For reference see plan titled Ridge Road Development approved by the Waterville Planning Board 6/13/77 and recorded in the Kennebec County Registry of Deeds, File No. D-7661-15.

67-45
67-44

STORM DRAINAGE EASEMENT
(Between Lots 29 & 30 Ridge Road Development)

A parcel of land in Waterville, Maine, located on Pleasant Hill Drive bounded and described as follows:

Beginning at a point on the northeasterly line of Lot 30 and the southwesterly side of curved Pleasant Hill Drive right-of-way; thence, heading 15.0' (fifteen and no tenths feet) along curved northeasterly line of said Lot 30 to a point marked with an iron pin and representing the easterly corner of said Lot 30 also representing the northerly corner of Lot 29; thence, continuing 15.0' (fifteen and no tenths feet) along the curved northeasterly line of said Lot 29 to a point; thence, heading S 75° 08' 57" W 207.4' (two hundred seven and four tenths feet) parallel with the northwesterly line of said Lot 29 to a point on the southwesterly line of said Lot 29; thence, heading N 15° 27' 01" W 15.0' (fifteen and no tenths feet) to a point marked with an iron pin and representing the westerly corner of said Lot 29 also representing the southerly corner of the aforementioned Lot 30; thence, continuing N 15° 27' 01" W 15.0' (fifteen and no tenths feet) along the southwesterly line of said Lot 30 to a point; thence, heading N 75° 08' 57" E 207.4' (two hundred seven and four tenths feet) parallel with the southeasterly line of said Lot 30 to the beginning point.

Above description meaning and intending to describe a parcel of land 30' (thirty feet) wide by 207.4' (two hundred seven and four tenths feet) long, 15' wide either side of the property line between Lots 29 & 30. Said parcel of land to be a storm drainage easement for purposes of installing and maintaining a storm drainage main in such easement.

For reference see plan titled Ridge Road Development approved by the Waterville Planning Board 6/13/77 and recorded in the Kennebec County Registry of Deeds, File No. D-7661-15.

67-31

67-32

STORM DRAINAGE EASEMENT
(Between Lots 16 & 17 Ridge Road Development)

A parcel of land in Waterville, Maine, located on Pleasant Hill Drive bounded and described as follows:

Beginning at a point on the northwesterly line of Lot 17, and the southerly side of Pleasant Hill Drive right-of-way; thence, heading N 61° 33' 36" E 15.0' (fifteen and no tenths feet) along the northwesterly line of said Lot 17 to a point marked with an iron pin and representing the northerly corner of said Lot 17 also representing the westerly corner of Lot 16; thence, continuing N 61° 33' 36" E 15.0' (fifteen and no tenths feet) along the northwesterly line of said Lot 16 to a point; thence, heading S 24° 11' 18" E 253.7' (two hundred fifty three and seven tenths feet) parallel with the southwesterly line of said Lot 16 to a point on the southeasterly line of said Lot 16 and on the northerly side of the Interstate 95 right-of-way; thence, heading in a southwesterly direction along the curved Interstate 95 right-of-way line 15.0' (fifteen and no tenths feet) to a point marked with an iron pin and representing the southerly corner of said Lot 16 also representing the easterly corner of aforementioned Lot 17; thence, continuing along the curved Interstate 95 right-of-way 15.0' (fifteen and no tenths feet) to a point; thence, heading N 24° 11' 18" W 253.7' (two hundred fifty three and seven tenths feet) parallel to the northeasterly line of said Lot 17 to the beginning point.

Above description meaning and intending to describe a parcel of land 30' (thirty feet) wide by 253.7' (two hundred fifty three and seven tenths feet) long, 15' wide either side of the property line between Lots 16 and 17. Said parcel of land to be a storm drainage easement for purposes of installing and maintaining a storm drainage line in such easement.

For reference see plan titled Ridge Road Development approved by the Waterville Planning Board 6/13/77 and recorded in the Kennebec County Registry of Deeds, File No. D-7661-15.

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